

For Internal Use Only



**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**TUESDAY, JULY 23, 2024
10:18 AM**

COUNCIL CHAMBERS

Council Bill #24-0546

Rezoning – 6001 Moravia Park Drive (Block 6063, Lot 009)

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BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0546

Rezoning – 6001 Moravia Park Drive (Block 6063, Lot 009)

Sponsor: Councilmember McCray at the request of Greater World Outreach, Inc.

Introduced: June 10, 2024

Purpose:

For the purpose of changing the zoning for the property known as 6001 Moravia Park Drive (Block 6063, Lot 009), as outlined in red on the accompanying plat, from the C-4 Zoning District to the EC-2 Zoning District.

Effective: On the 30th day after the date it is enacted.

Agency Reports

Law Department	None as of this writing
Department of Housing & Community Development	None as of this writing
Planning Commission	Favorable
Baltimore Development Corporation	None as of this writing
Department of Transportation	None as of this writing
Board of Municipal & Zoning Appeals	None as of this writing
Parking Authority of Baltimore City	None as of this writing

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 39

Under §5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

1. A substantial change in the character of the neighborhood where the property is located,
or
2. A mistake in the existing zoning classification.

Background

This bill if enacted, would amend the zoning classification for the property listed from a C-4 Zoning District to an EC-2 Zoning District.

The site is owned by Peter Taggart who intends to use the property for **an educational campus**.

Current Zoning

C-4 – is a Heavy Commercial Zoning District intended for areas of more intense commercial use that are generally not appropriate for lower intensity commercial districts, including uses related to motor vehicles and those that might require outdoor storage.

Proposed Zoning

EC-2 – Is an Educational Campus Zoning District.

See attached - Uses of land listed in **Table 12-501: Educational Campus Districts** – Permitted and Conditional Uses are allowed within an Educational Campus Zoning District.

Additional Information

Fiscal Note: None

Information Source(s): City Code, Bill 24-0546 and all agency reports, and correspondence received as of this writing.

Analysis by: *Marguerite M. Currin*
Analysis Date: July 19, 2024

Direct Inquiries to: (443) 984-3485

TABLE 12-501: EDUCATIONAL CAMPUS DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS		USE STANDARDS
	EC-1	EC-2	
RESIDENTIAL			
Dormitory (Ancillary to Educational Facility)	P	P	
Dwelling (Ancillary to Educational Facility)	P	P	
Fraternity or Sorority House		P	Per § 14-313
Residential-Care Facility (Age Restricted)		CO	
Rooming House (Ancillary to Educational Facility)		CB	
INSTITUTIONAL			
Community Center (Ancillary to Educational Facility)		CB	
Cultural Facility (Ancillary to Educational Facility)		CB	Per § 14-308
Educational Facility: Commercial-Vocational		P	
Educational Facility: Post-Secondary		P	
Educational Facility: Primary and Secondary	P	P	
Place of Worship	P	P	Per § 14-332
OPEN-SPACE			
Community-Managed Open-Space Farm	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	Per § 14-307
Park or Playground	P	P	
Urban Agriculture	P	P	Per § 14-339
COMMERCIAL			
Broadcasting Station (TV or Radio)		P	
Carry-Out Food Shop		P	
Day-Care Center: Adult or Child	P	P	Per § 14-309
Entertainment: Indoor		P	Per § 14-312

<i>Commercial (cont'd)</i>	<i>EC-1</i>	<i>EC-2</i>	
Farmers Market	P	P	Per § 14-312.1
Office	P	P	
Personal Services Establishment		P	
Recreation: Indoor or Outdoor (Ancillary to Educational Facility)	P	P	Per § 14-312
Restaurant		P	
Retail Goods Establishment (No Alcoholic Beverages Sales)		P	
Stadium (Ancillary to Educational Facility)		CB	
INDUSTRIAL			
Research and Development Facility		P	
OTHER			
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	Per § 14-340
Parking Garage (Principal Use)	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	Per § 14-331
Telecommunications Facility ¹	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	Per § 14-340
Wireless Communications Services ²	CB, P	CB, P	Per § 14-338

¹ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

² Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015; Ord. 18-171; Ord. 22-181; Ord. 23-262.)

CITY OF BALTIMORE
COUNCIL BILL 24-0546
(First Reader)

Introduced by: Councilmember McCray

At the request of: Greater World Outreach, Inc.

Address: c/o Joseph R. Woolman, III Esq., Silverman, Thompson, Slutkin and White

400 E. Pratt Street, Suite 900

Baltimore, MD 21202

Telephone: (410) 385-2225

Introduced and read first time: June 10, 2024

Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Baltimore Development Corporation, Department of Transportation, Board of Municipal and Zoning Appeals, Parking Authority of Baltimore City

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 6001 Moravia Park Drive (Block 6063, Lot 009)**

3 FOR the purpose of changing the zoning for the property known as 6001 Moravia Park Drive
4 (Block 6063, Lot 009), as outlined in red on the accompanying plat, from the C-4 Zoning
5 District to the EC-2 Zoning District.

6 BY amending

7 Article - Zoning

8 Zoning District Maps

9 Sheet 39

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
13 Sheet 39 of the Zoning District Maps is amended by changing from the C-4 Zoning District to
14 the EC- Zoning District the property known as 6001 Moravia Park Drive (Block 6063, Lot 009),
15 as outlined in red on the plat accompanying this Ordinance.

16 **SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
23 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.


Council Bill 24-0546

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

Council Bill 24-0546

AGENCY REPORTS

See attached

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0546 / REZONING - 6001 MORAVIA PARK DRIVE (BLOCK 6063, LOT 009)		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: July 15, 2024

At its regular meeting of July 11, 2024, the Planning Commission considered City Council Bill #24-0546, for the purpose of changing the zoning for the property known as 6001 Moravia Park Drive (Block 6063, Lot 009), as outlined in red on the accompanying plat, from the C-4 Zoning District to the EC-2 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #24-0546 and adopted the following resolutions, with eight members being present (seven in favor, one abstained):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0546 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Joe Woolman, Esq.



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

July 11, 2024

REQUEST: City Council Bill #24-0546/ Rezoning – 6001 Moravia Park Drive (Block 6063, Lot 009):

For the purpose of changing the zoning for the property known as 6001 Moravia Park Drive (Block 6063, Lot 009), as outlined in red on the accompanying plat, from the C-4 Zoning District to the EC-2 Zoning District.

RECOMMENDATION: Adopt findings and Approve

STAFF: Eric Tiso

PETITIONER: Greater World Outreach, Inc. c/o Joseph R. Woolman, III Esq.

OWNER: Greater World Outreach, Inc.

SITE/GENERAL AREA

Site Conditions: 6001 Moravia Park Drive is located on the south side of the street, between the intersections with Moravia Road and Frankford Avenue. This property contains 13.617 acres of land and is currently improved with a one-story former shopping center that has been redeveloped for use as a Place of Worship and a private Christian school (pre-school, K-12). This site is zoned C-4.

General Area: This site is located on the northern edge of the Pulaski Industrial Area, which is a predominantly industrial and commercial area along the eastern boundary of the City, along the I-895, I-95, and Erdman Avenue corridors, and nearby properties. The Frankford neighborhood lies to the north of Moravia Park Drive.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ZONING CODE REQUIREMENTS

Below are the approval standards under §5-508(b) of Article 32 – *Zoning* for proposed zoning map amendments:

(b) *Map amendments.*

(1) *Required findings.*

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:

(i) a substantial change in the character of the neighborhood where the property is located; or

- (ii) a mistake in the existing zoning classification.
- (2) *Required findings of fact.*
 In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:
 - (i) population changes;
 - (ii) the availability of public facilities;
 - (iii) present and future transportation patterns;
 - (iv) compatibility with existing and proposed development for the area;
 - (v) the recommendations of the City agencies and officials; and
 - (vi) the proposed amendment's consistency with the City's Comprehensive Master Plan.
- (3) *Additional standards – General*
 Additional standards that must be considered for map amendments are:
 - (i) existing uses of property within the general area of the property in question;
 - (ii) the zoning classification of other property within the general area of the property in question;
 - (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
 - (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

ANALYSIS

Background: The applicant would like to rezone their property to the EC-2 zone, as they are interested in adding a Dormitory to their Place of Worship in support of the private Christian school on the campus (pre-K to 12th) and the Maryland Bible College and Seminary.

Required Findings:

Per §5-508(b)(1) of Article 32 – *Zoning*, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification.

Mistake: As part of the comprehensive rezoning of the City in 2017, this property was assigned C-4 Heavy Commercial zoning, the purpose of which is described by §10-206 as: “The C-4 Heavy Commercial Zoning District is intended for areas of more intense commercial use that are generally not appropriate for lower intensity commercial districts, including uses related to motor vehicles and those that might require outdoor storage.” This former shopping center has been redeveloped as the Greater World Outreach since the late 90s. Given that history of use by Greater World Outreach that had spanned two decades by that point, it could have been presumed that the campus use would continue for some time, and that redevelopment back to a shopping center or for heavy commercial users would be unlikely. Given this mistake, the rezoning to EC-2 is reasonable.

Change: While perhaps not a substantial change, staff notes that several buildings in this previously commercial area have been repurposed and redeveloped for use as Places of Worship. There are three separate institutions just in the triangle of Moravia Road, Moravia Park Drive, and the I-895 corridor. This generally indicates that there is not a strong demand for continued commercial use in this immediate area.

Maryland Land Use Code – Requirements for Rezoning:

The Land Use Article of the Maryland Code requires the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA) to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* MD Code, Land Use § 10-305 (2023)). In reviewing this request, the staff finds that:

- 1. The Plan:** There are no provisions of any adopted plan that are relevant to this property. As such, there are no immediate obstacles to changing the zoning to match the actual use of the property over the past couple of decades.
- 2. The needs of Baltimore City:** There is no immediate need to preserve heavy commercial land in the City, whereas the educational uses on this property serve the City and surrounding communities.
- 3. The needs of the particular neighborhood:** This property is located in the Pulaski Industrial Area, which is not a traditional neighborhood. While the City has a general goal of preserving land for industrial users, this former shopping center was appropriately redeveloped for this campus use, preserving the existing buildings, which staff generally encourages in terms of greater sustainability. This redevelopment prevented vacancy and the deterioration of properties, as continuation as a shopping center was not viable at the time.

Similarly, the Land Use article, also adopted by Article 32 – *Zoning* §5-508(b)(2), requires the City Council to make findings of fact (MD Code, Land Use § 10-304 (2023)). The findings of fact include:

- 1. Population changes;** Pulaski Industrial Area, is not a traditional neighborhood, but saw a decrease in population from 171 to 123 residents between the 2010 and 2020 census.
- 2. The availability of public facilities;** This area is well served by public utilities, which will continue to serve the area, including future additions to the campus.
- 3. Present and future transportation patterns;** The rezoning of this property will not significantly impact area transportation patterns, given the relatively low traffic volumes generated as compared to a commercial shopping center.
- 4. Compatibility with existing and proposed development for the area;** The relatively low-intensity of the school campus is a good buffering use between the Frankford Community to the north, and the commercial and industrial uses to the south.
- 5. The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department will recommend approval of the rezoning request to the Planning Commission. The BMZA has not yet commented on this bill.
- 6. The relation of the proposed amendment to the City's plan.** There are no relevant provisions of any adopted plan that will be impacted by the proposed rezoning.

There are additional standards under Article 32 – *Zoning* §5-508(b)(3) that must be considered for map amendments. These include:

- (i) **existing uses of property within the general area of the property in question;** North of this site, across Moravia Park Drive, are apartment buildings in the southern edge of the Frankford neighborhood. To the south of this site are auto repair, retail, and motel uses. To the east are other Places of Worship that have repurposed formerly commercial buildings. To the west is a gas station and undeveloped land fronting on Moravia Road.
- (ii) **the zoning classification of other property within the general area of the property in question;** This site, and the properties to the west are zoned C-4 Heavy Commercial. The properties to the south are zoned I-1 industrial. Properties to the southeast and east are C-3 Commercial. The Frankford community to the north is zoned R-6 residential.
- (iii) **the suitability of the property in question for the uses permitted under its existing zoning classification; and** This property has been redeveloped for use as a Place of Worship and school campus over twenty years prior, which will continue and expand upon rezoning of the property.
- (iv) **the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.** There have been no significant changes to the general uses in the area, with the notable exception of several buildings in this previously commercial area being repurposed and redeveloped for use as Places of Worship.

Below is the staff’s review of the required considerations of §5-508(b)(3) of Article 32 – *Zoning*, where staff finds that this change is in the public’s interest, in that it will support the existing campus use on this property, and will allow for reasonable future expansion.

Equity:

Given that the use of this property will not change, there is no expected impact to the adjacent residential area, nor will there be any impact to any existing patterns of inequity that persist in this immediate area or Baltimore in general. Staff does not expect any significant impact to time or resources outside of routine development review.

Notification: The Frankford Improvement Association has been notified of this action.



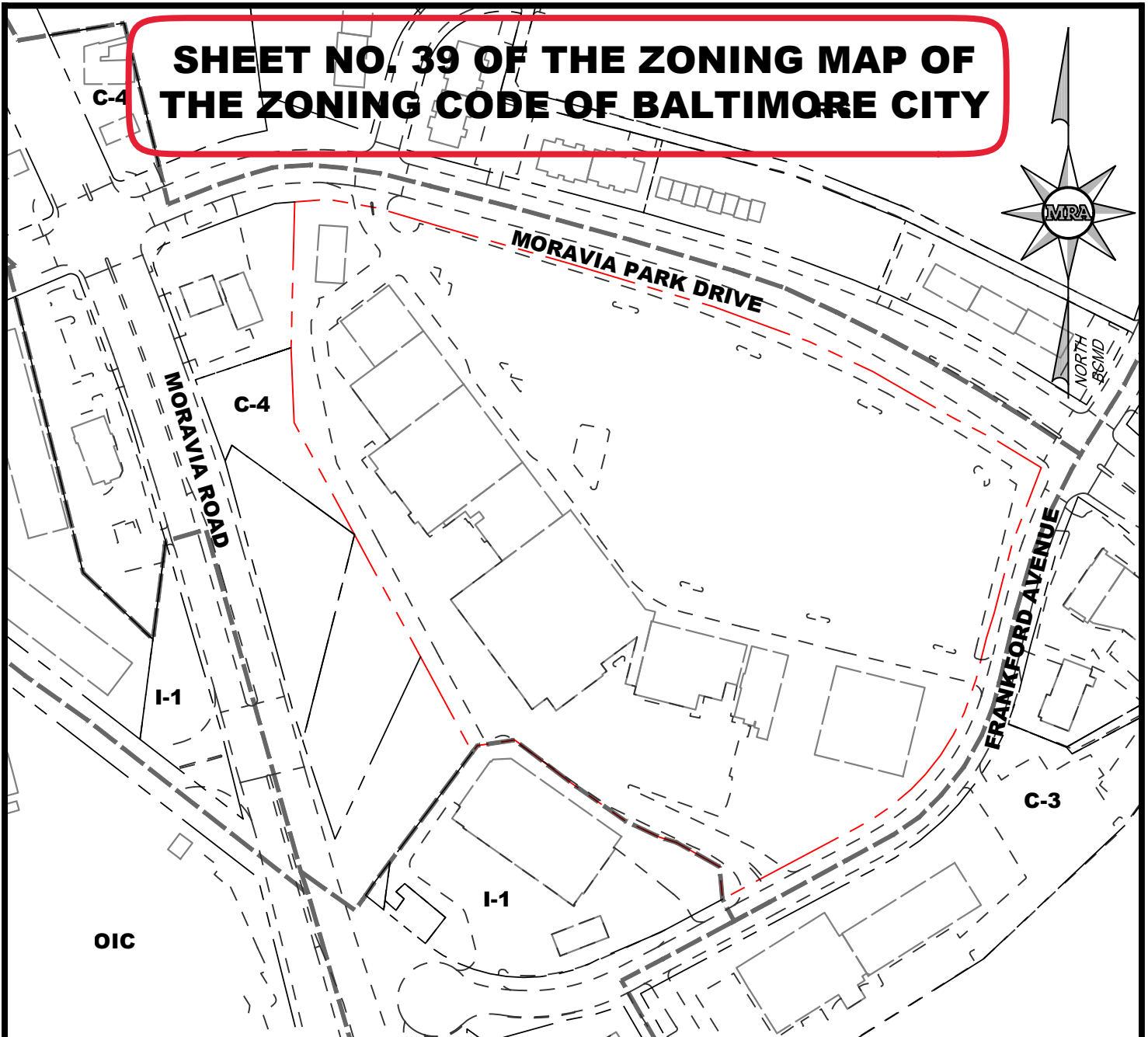
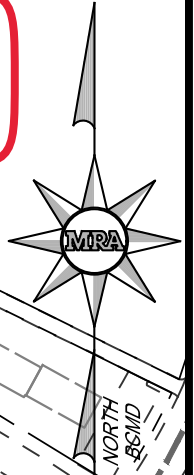
Chris Ryer
Director

Council Bill 24-0546

ADDITIONAL DOCUMENTS

See attached

**SHEET NO. 39 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



MAYOR

PRESIDENT CITY COUNCIL

NOTE:
IN CONNECTION WITH THE PROPERTY
KNOWN AS 6001 MORAVIA PARK DRIVE,
THIS APPLICANT WISHES TO REQUEST
THE REZONING OF THE AFOREMENTIONED
PROPERTY FROM C-4 ZONING TO EC-2
ZONING AS OUTLINED IN RED ABOVE.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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6001 MORAVIA PARK DRIVE

LOT 9

WARD 26, SECTION 20, BLOCK 6063
BALTIMORE CITY, MARYLAND

SCALE: 1" = 200'	DATE: 04/01/2024	DRAWN BY: APJ	DESIGN BY: APJ	REVIEW BY: JLB	JOB NO. : 22656
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STATEMENT OF INTENT

FOR

6001 Moravia Park Drive.

{Address}

Block 6063, Lot 009

1. Applicant's Contact Information:

Name: Greater World Outreach, Inc. c /o Joseph R. Woolman, III, Silverman, Thompson, Slutkin and White

Mailing Address: 400 East Pratt Street, 9th Floor, Baltimore, MD 21202

Telephone Number: 410-385-2225

Email Address: jwoolman@silvermanthompson.com

2. All Proposed Zoning Changes for the Property:

Rezone the above-referenced property from the C-4 Zoning District to the EC-2 Zoning District

3. All Intended Uses of the Property:

Educational Campus

4. Current Owner's Contact Information:

Name: Peter Taggart

Mailing Address: 6025 Moravia Park Drive, Baltimore, MD 21206

Telephone Number: 410-385-2225

Email Address: ptaggart@ggwo.org

5. Property Acquisition:

The property was acquired by the current owner on December 29th, 2016 by deed recorded in the Land Records of Baltimore City in Liber 06357 Folio 00239 .

6. Contract Contingency:

(a) There is is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

(ii) The purpose, nature, and effect of the contract are:

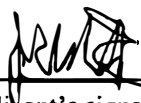
7. Agency:

- (a) The applicant is is not acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows *{use additional sheet if necessary}*:

Peter
Taggart

AFFIDAVIT

I, Joseph R. Woolman, III, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Applicant's signature

4-9-24

Date

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: February 5, 2024

City Council Bill No.: 24-0546



I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

Address: 6001 Moravia Park Drive (1 of 2)

Date Posted: June 22, 2024

Name: Greater World Outreach

c/o Joseph R. Woolman, III, Esq. Silverman, Thompson, Slutkin and White

Address: 400 E. Pratt Street, suite 900 – 9th. Floor

Baltimore, Md. 21202

Telephone: (410) 385-2225

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: February 5, 2024

City Council Bill No.: 24-0546



I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:
Address: 6001 Moravia Park Drive – Frankford Avenue side (2 of 2)

Date Posted: June 22, 2024

Name: Greater World Outreach

c/o Joseph R. Woolman, III, Esq. Silverman, Thompson, Slutkin and White

Address: 400 E. Pratt Street, suite 900 – 9th. Floor

Baltimore, Md. 21202

Telephone: (410) 385-2225

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202